



Agri-Center Of The World

PLANNING AND BUILDING

Housing Policy Department
Received on:

MAR 11 2013

March 6, 2013

State Department of Housing & Community Development
Division of Housing Policy Development
P O Box 952053
Sacramento, CA 94252-2053

RE: Annual Progress Report for 2012

Attached please find the 2012 annual progress report for the City of Tulare. On March 5, 2013, City Council approved the 2012 Annual Planning & Building Report.

If you should have any questions, please contact me at 559 684 4217.

Sincerely,

A handwritten signature in blue ink that reads "Mark S. Kielty".
Mark S. Kielty, AICP
Planning and Building Director

Cc: fle

**CITY OF TULARE
PLANNING AND BUILDING DEPARTMENT**

Annual Report for Year 2012

PLANNING & BUILDING

Every year the Planning and Building Department is required to prepare an annual report regarding the General Plan and the efforts to implement the Plan. The report is required to be sent to the State Office of Planning and Research and the State Department of Housing and Community Development. **The reporting period is from January 1, 2012 to December 31, 2012.** The following annual report has been prepared to satisfy the legislative requirement of Government Code Section 65400 and inform the City Council of department activities for 2012.

The City of Tulare new building construction remained slow in 2012. The total valuation is \$28,441,286 representing a 44% decrease (\$50,777,203 in 2011). This decline was due mainly to the slow down in single family construction. Industrial/ Commercial valuation was up over last year, \$1,717,631, to \$2,223,042 in 2012.

A new elementary school at Alpine Avenue and Morrison Street started construction this year. A second elementary school is planned near the Seminole Avenue and Morrison Street intersection. The Cartmill grade separation project was completed.

Other activity includes beginning of construction of Farm Credit West, approval of Alltech, Smileland dentistry taking over the old Blockbuster building, Aaron's Furniture taking over the vacant Hollywood Video building and Grocery Outlet filling the vacant Save mart building. Tulare Nursing and Rehab is adding 2,564 sq. ft. and doing a facelift to the building. A new carwash has been approved in the Del Lago Commercial Center near Home Depot. The International Agri-Center finished construction of a permanent structure for Pavilion C.

Two health clinics' are under construction – Tulare Community Health Clinic at Morrison St. and Bardsley Ave, and Walk-in Medical Clinic at Merritt Ave. and Blackstone St.

I. General Plan Implementation

The city has restarted its 2030 General Plan process and expects to complete the update by the end of the year. The 2030 General Plan revises the land use, circulation, open space, and conservation elements of the General Plan. In addition, the update process includes a climate action plan and a transit oriented development plan.

II. Single Family Residential New Construction

- ◆ 62 Permits issued, 60% decrease over last year (154 in 2011).
- ◆ Total single family residential valuation of \$9,838,378 a 55% decrease over last year (\$21,750,945 in 2011).

II. Multi-Family Residential New Construction

- ◆ 0 Permits issued 0 units. (6 permits, 49 units issued 2011).
- ◆ Total multi-family residential valuation of \$0 (\$3,924,951 in 2011).

Regional Housing Needs:

Prior to local agency's update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment plan (RHNA). This assessment uses the State calculated number of houses to be constructed within the County and divides this fair share number between the local jurisdictions. This fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA plan adopted by the Tulare County Association of Governments (TCAG) on July 2008. The local jurisdiction then updates the Housing Element using this fair share number. The timeframe for the current Housing Element is 2007 to 2014. The City of Tulare Regional Housing Needs Allocation is:

Very Low	Low	Moderate	Above Moderate	Total
1,120	937	1,103	2,483	5,643

Affordability, by income level, of new units including the number of deed restricted affordable housing units: HCD determines what is a very low income, low income, moderate income and above moderate income category. These categories are explained in RHNA and the Housing Element. Monthly rent or loan payments are not to exceed 30% of the family's monthly income. These families which earn less than 51% of the median family income of the County (\$57,200 in 2011) fall within the very low income category, those earning 51% to 80 % of the median income fall within the moderate income category and those earning 120% and above fall within the above moderate income category. A maximum rent or home payment is then calculated for each category. Housing units permitted within the reporting period are then placed into one of the four categories based sales and rent prices.

The current year reporting information is as follows:

Income Category	RHNA (2007-2014)	2007/2008 Units Approved or Built	2009/ 2010 Units Approved or Built	2011/2012 Units Approved or Built	Remaining Need
Very Low	1,120	44	16	12	1,048
Low	937	302	24	163	448
Moderate	1,103	238	284	31	550
Above Moderate	2,483	695	247	153	1,388
Totals	5,643	1,279	571	359	3,434

III. Commercial and Industrial New Construction

- ◆ 5 Permits were issued, 7 last year.
- ◆ Total commercial and industrial valuation of \$2,223,042, a 30% increase over last year (\$1,717,631 in 2011).

IV. Applications Processed:

- ◆ 25 Conditional Use Application (16 last year)
- ◆ 9 Design Review Applications (9 last year)
- ◆ 2 Subdivisions processed (1 last year)
 - Resubmittal of KCOK Ranch
 - Resubmittal of Tesori
- ◆ 7 Zoned Amendments (5 last year)
- ◆ 3 Parcel Maps (4 last year)
- ◆ 2 Lot line Adjustments (7 last year)
- ◆ 3 Lot Merger (3 last year)
- ◆ 3 General Plan Amendments (1 last year)
- ◆ 0 Annexations (0 last year)
- ◆ 0 Detachments (0 last year)

- ◆ 0 Specific Plan Amendment (0 last year)
- ◆ 75 Home Occupations (74 last year)
- ◆ 0 Extraterritorial Agreement (0 last year)
- ◆ 0 Development Agreement (0 last year)
- ◆ 4 Variance (3 last year)
- ◆ 5 Administrative Approvals (7 last year)
- ◆ 0 Time Extensions (1 last year)

VI. Other:

1. Staff worked with developers and other departments on preparing EIR's or Negative Declarations for the following:
 - Mitigated negative declaration for a new min-market at the southeast corner of Prosperity Ave. & West Street
 - Mitigated negative declaration for Sunrise Park
 - Negative declaration for Faria general plan amendment, zone change and parcel map
 - Mitigated negative declaration for SA Recycling
 - NEPA for the K Street parking lot
 - Negative declaration for Tulare Community Health Clinic
 - Negative declaration for Alltech
 - Mitigated negative declaration for revised KCOK Ranch subdivision
 - Negative declaration for revised Tesori subdivision
 - Prepared several Exemptions and/or Notice of Determinations
2. Climate Action Plan – document was completed.
3. Staff continues to work with Matheny tract citizens group and CRLA regarding extension of city water infrastructure to serve the tract whose water supply is contaminated. Construction is likely to start in 2013. This project will bring in close to 200 new water accounts to the city, if Pratt Mutual Water Company dissolves.
4. Work was completed on the HUD grant funded Transit Oriented Development Plan and completion of the 2030 General Plan is underway.
5. Reviewed a grant to prepare a new subdivision ordinance and revise engineering improvement standards.

V. Regional participation:

Regional Blueprint Technical Advisory Committee
Monthly Planners meeting
Partnership for the San Joaquin Valley
City participated in a HUD grant application and received funding to
prepare a Transit Oriented Development (TOD) plan. Grant amount was
\$200,000.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction
Reporting Period
Date 1-1-12 - Date 12-31-12

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Project Identifier (may be APN No., project name or address)	Unit Category	Tenure Refiner O=Owner	Affordability by Household Income			Total Units per Project	Assistance Programs	Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
			Very Low- income	Low- income	Moderate- income				
Housing Development Information.									
Woodside	O					17	17		
Lennar	O					27	27		
Daley	O					8	8		
CRD	O					2	2		
Blain	O					2	2		
Misc Contractors	O					1	5	6	
(9) Total of Moderate and Above Moderate from Table A3									
(10) Total by income Table A/A3	▲	▲			0	0	0		
(11) Total Extremely Low-Income Units*					1	61	62		

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period	Date 1-1-12	Date 12-31-12
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Table A2
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
 to GC Section 65583.1(c)(1)**

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	Total Units	
(1) Rehabilitation Activity	1	3		4	Emergency Repair and Brush With Kindness
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	1	3	0	4	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Reporting Period Date 1-1-12 - Date 12-31-12

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNAs allocation period. See Example.		2007-2008	2009	2010	2011	2012	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNAs by Income Level
		Year 1	Year 2	Year 3	Year 4								
Very Low	Deed Restricted Non-deed restricted	1,120	28	0	16	12	0					57	1,048
Low	Deed Restricted Non-deed restricted	937	302	2	22	117	48					15	
Moderate	Deed Restricted Non-deed restricted	1,103	0	0	0	0	0					489	448
Above Moderate		2,483	695	185	62	92	61					2	550
	Total RHNA by CCG, Enter allocation number:	5,643	1,279	203	368	250	109					1,095	1,388
	Total Units ▲	▲	▲	▲	▲	▲	▲					2,209	3,434
	Remaining Need for RHNA Period	▲	▲	▲	▲	▲	▲						

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Info for Table 4.3

UNITS BUILT, UNDER CONSTRUCTION AND/OR APPROVED
January 1, 2012 thru December 31, 2012

Project Name	Status – Built, Under Construction Approved	Type	Total Units	Units by Income Level			Methodology of Affordability (1) Sales price (2) Rent price (3) Type of Subsidy
				VL	L	M	
Aspen Ct.	Approved	MF	47		46	1	Subsidy
Woodside	Built or Under construction	SF	17				Sales or List price
Blain	Built	SF	2				Sale price
CRD	Built or under construction	SF	2				Sales or List Price
Lennar	Built or Under Construction	SF	27				Sales or List Price
JC Construction	Built or under construction	SF	1				Custom Home
M & M Construction	Under Construction	SF	1				Custom Home
Daley	Built or Under construction	SF	8				Sales or List Price
Martinho	Under construction	SF	1				List Price
MS Construction	Built	SF	1			1	Sales price
Driven Construction	Under Construction	SF	1				List Price
JLG Construction	Under Construction	SF	1				List Price
Totals			109	0	46	2	61

Source: Tulare Redevelopment Agency Records/ Planning Department/Building Department/Assessor's sales data/ Monthly rental fee/ Multiple Listing Service and Sales office at subdivision.

Table C

Housing Element Program Implementation Status

POLICY AND PROGRAM	ACTION	RESPONSIBLE PARTY/TIMELINE	STATUS OF PROGRAM IMPLEMENTATION
Policy 1. Provision of Adequate sites for housing development. Program A: The City shall provide sufficient land to accommodate the Regional Housing Needs Allocation (RHNA) through the year 2014. The Land Use Element shall be reviewed every five years to ensure that an adequate supply of residential land is available for development. This means that planned residential land should be equal to or greater than the Regional Housing Needs Allocation (RHNA)	Action Plan 1: Annexations-Pursuit and Initiation The City will pursue annexation of lands within the General Plan planning area that are designated for residential development, contiguous to existing urban development, and consistent with policies in its Land Use Element. Unincorporated land within the City's Urban Development Boundary line is zoned agriculture with a minimum parcel size of twenty acres. This preserves the land in parcel sizes that can accommodate future urbanization and precludes the development of uses incompatible with urban development, such as small lot ranchettes. These reserve areas constitute the City's land inventory for future housing. The City will advocate for a change in LAFCo policies, if necessary, to allow annexed land sufficient to meet the City's RHNA.	City of Tulare Planning Division Time Frame: 2009-2014 Units: N/A	The City continues to work with LAFCo to preserve sites within the City's Urban Development Boundary in sizes of not less than 20 acres for future urban development. The city continues to oppose any small lot ranchette development within the Urban Development Boundary.
	Action Plan 2: Update Vacant Public Land Inventory The City will prepare an inventory of State, Federal, City and Redevelopment Agency owned land and will analyze that land for possible housing sites. If appropriate sites are identified, the City will approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing.	City of Tulare Planning Division and Redevelopment	The City maintains a list of State, Federal, City and Successor Agency owned lands and updates as necessary.

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Housing Element Program Implementation Status

	Funding Source: General Fund and Redevelopment Fees	Time Frame: Ongoing	
	Action Plan 3: Adequate Sites	Units: N/A City of Tulare Planning Division,	The Transit Oriented Development Plan for city was accepted by the Council September 18, 2012. There three areas of town identified suitable for this type of development. One on the west side, one downtown and one near the new College of the Sequoias Tulare Campus. All sites are accessible to transit, offer a mix of land uses and are near bike/pedestrian facilities. The TOD plan will be incorporated into the 2030 general plan update. There is a potential maximum build-out of all 3 areas to add 2,591 residential units. Once the General Plan is adopted, opportunity to rezone of these areas is feasible.
	In order to meet State law requirements (Government Code Section 65583. (c)(1)(A) and 65583. (c)(1)(B) to address the 2007-2014 RHNA, the City shall amend the General Plan and the Zoning Ordinance to provide adequate sites and rezone at least 7.45 acres to the R-M-3 zone for at least 1,429 units at minimum of 20 dwelling units per acre "by right" (without conditional use permit or other discretionary action) on certain sites or in certain zones. The sites rezoned must be able to accommodate a minimum of 16 units per site. To facilitate housing production, the City will rezone sites from 1 to 10 acres in size. The sites the City will choose from to provide for 1,429 units are shown in Table 5.2..	Time Frame: August 2010 Units: 1,429 (71.45 acres)	
	Funding Source: General Fund	City of Tulare Planning Division	No master plans were submitted for the year 2012, but the city remains committed to requiring that 8 to 12% of new master planned areas be reserved for higher densities. The city's 2030 General Plan has 2 large areas identified for future master plan proposals. City started the processing of a revised subdivision map that creates 355 lots and required developer to maintain the 8% of multiple family within the subdivision area.
	Action Plan 4: High Density Residential Inclusion in Master Planned Communities.		
	The City will require that 8% to 12% of all units be higher density residential in all Master Planned Communities.		
	Funding Source: Development Application	Time Frame:	

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Housing Element Program Implementation Status

		Ongoing Units: 200	
Policy 2. Provision for very-low, low, and moderate-income housing.	Action Plan 1. First Time Homebuyers Program for New Construction. The City will continue to administer the First-time Homebuyers Program to qualified homebuyers. The program provides a second trust deed with deferred interest for 30 years. Program A. The City shall pursue State and Federal funds for the development of lower-income housing.	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Time Frame: Ongoing Units: 75 first-time homebuyers 34 to date</p>	<p>There were no First-Time Homebuyers new construction units to report in 2012.</p>

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Housing Element Program Implementation Status

	Action Plan 2: Land Set-Aside/Acquisition Program for Lower Income Housing (owner occupied) As appropriate, the City will sell or lease City owned land to non-profit housing organizations or governmental agencies who will construct housing for lower-income households (extremely low, very low, and low-income).	City of Tulare Planning Division and Redevelopment Agency	In 2012, City of Tulare, as the Successor agency for RDA, allotted \$80,000 to Habitat for Humanity for one single family residence for a very low income family.
	Funding Source: Redevelopment Funds	Timeframe: 2009-2014 Units: To be determined	
	Action Plan 3: Redevelopment Assistance – New Infrastructure The Tulare Redevelopment Agency will utilize low/moderate income housing set aside financing for the construction of affordable units and/or infrastructure extensions to serve lower income owner and renter-occupied units.	Redevelopment Agency	In 2012, the Successor Agency utilized \$2,000,000 of low/moderate income housing set aside to assist in the construction of 46 affordable units/ 1 managers unit at the Aspen Ct. multiple family project. Time Frame: Ongoing, monitored annually Units: 150 2010 = 72 2011 = 70 2012 = 46 Total = 188 to date

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Housing Element Program Implementation Status

	Action Plan 4: Density Bonus Program The City will adopt a density bonus ordinance in compliance with Government Code §65915 and develop an outreach program to ensure its successful implementation. Funding Source: General Fund	City of Tulare, Planning Division Timeframe: Ongoing Units: 3 Extremely low, 22 very low, and 75 Low-income units	No request for density bonuses were processed in 2012.
	Action Plan 5: Expand Section-8 Voucher Program The City will continue to cultivate a relationship with the Tulare County Housing Authority and support their Public Housing Rental Program and Section 8 Program. The Housing Authority provides 388 Section 8 vouchers to families in the City. Funding Source: Section 8 Vouchers	Tulare County Housing Authority and Redevelopment Agency Timeframe: 2009-2014 Units: N/A	The Housing Authority reports that in 2012, 506 Section 8 vouchers were provided in the City of Tulare.
	Action Plan 6: Tax Credit/HOME Applications The City will partner with developers to submit applications for HOME funds, Tax credits and other financial assistance	City of Tulare Planning Division and Redevelopment In 2012, the Successor Agency and the City of Tulare submitted a HOME application for 6 units (3 LI & 3 VLI) of affordable housing for first time homebuyer assistance. In addition, Successor Agency is partner with Kaweah Management Company on a Tax Credit project committing \$2,000,000 of 20%	5

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	<p>programs for construction of houses affordable to lower income households (extremely low, very low and low-income). The Agency will work to ensure that each project has an appropriate mix of extremely low, very low and low-income units.</p> <p>Funding Source: Redevelopment Funds and General Fund</p>	<p>Agency</p> <p>Timeframe: Ongoing</p> <p>Units: 5 extremely low, 20 very low and 75 low-income units</p>	<p>set aside for low/mod funds for the Aspen Ct. multiple family project providing for 46 affordable units.</p> <p>City as Successor Agency is partnering with Self-help Enterprises in an application for Home funds in the amount of \$700,000.</p>
	<p>Action Plan 7: Conservation of At-Risk Units</p> <p>The City will continue to conserve the existing supply of subsidize and below-market rate housing to ensure that affordability is preserved. The Parkwood Manor will come up for renewal of its deed restriction before 2014. The Housing Authority manages this property and hopes to negotiate with the owner to renew the deed restriction. If the owner is not willing to continue the deed restriction, if feasible, the Housing Authority plans to deed restrict an equivalent number of units so that there won't be a decrease in affordable units in Tulare. The City will continue to contact owners/operators of subsidized multi-family housing annually to determine the status of at-risk units. Such monitoring will allow the City to apply for needed grant funds to preserve</p>	<p>To date: 246 units</p> <p>City of Tulare Planning Division and Redevelopment Agency</p>	<p>The City maintains a data base of deed restricted units. The former RDA connected Parkwood Manor owners with multiple non-profit affordable housing developers to preserve those units.</p>

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	these units if necessary.	Units: N/A	
	Funding Source: General Fund Action Plan 8: Extremely Income Housing	Redevelopment Agency	The City of Tulare as the successor Agency continues to work with the Continuum of Care and/or member organizations to apply for funding for transitional housing. In 2012, the Successor Agency through the Shelter Plus Care Program provided 17 housing vouchers for extremely low income chronically homeless.
	The City shall continue to partner with the Continuum of Care and/or member organizations to apply for funding to provide transitional housing and housing for ELI, through programs such as the Shelter Plus Care program , Emergency Housing Assistance Program (Capital development) and the Supportive Housing Program. Funding Source: Shelter Plus Care program, Emergency Housing Assistance Program (Capital development) and the Supportive Housing Program	Timeframe: Monitor available funding sources annually and ongoing Units: 10 To date: 53	In 2012, the Successor Agency assisted Habitat for Humanity with \$80,000 for a home for a very low income family.
Policy 3: Housing to accommodate special needs	Action Plan 1: Non-Profit Construction Program: A. The City shall partner with developers to supply housing that is accessible and affordable to persons with "special housing needs", including handicapped, large family, female head of household, senior citizens, farmworkers and the homeless.	Redevelopment Agency	Successor Agency is partnering with Kaweah Management Company, Tulare County Housing Authority, and Pacific West Communities on a Tax Credit project committing \$2,000,000 of 20% set aside for low/mod funds for the Aspen Ct. multiple family project providing for 46 affordable units and 1 manager's unit multi-family complex (Aspen Court Apartments) , including a swimming pool and community center with a managers unit on the 2 nd story located on the east side of South Lasplina Street at Aspen Avenue. Four building types are proposed:

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Housing Element Program Implementation Status

<p>of funding for extremely low-income households. Efforts will be made to assist in the production of housing for farmworkers. When possible the City and the Redevelopment Agency will partner with developers, assist in the identification of good potential sites, and apply for or support applications for funding for farmworker housing projects.</p> <p>Funding Source: Tax Credits, HOME, MHP, Joe Serna, Jr. Farmworker Housing Grant program, and other sources as available.</p>	<p>ongoing.</p> <p>Units: 2 Extremely Low, 3 Very Low, and 15 Low-Income Units</p> <p>To date: 246 units</p>	<p>4 Type A -2 story 4-plexes - 2 bedroom/1 bath - 808 sq. ft. 9 Type B - 1 story tri-plexes – 3 bedroom/ 2 bath - 1,384 sq. ft. 27 units 1 Type C - 1 story duplex - 3 bedroom - 1,384 sq. ft. 2 units 1 Type D - 1 story – 3 bedrooms/ 2 bath- 1,384 sq. ft. <u>1 unit</u></p> <p>Total 46 units</p>
<p>Action Plan 2: Transitional Housing Construction</p> <p>The City will encourage transitional units to meet short-term homeless needs. As a long range goal it may be desirable for the City to partner with non-profit organization and create a staged transitional campus that will provide skills leading to self-sustaining living arrangements.</p> <p>Funding Source: CD BG and other funding sources</p>	<p>City of Tuolumne Planning Division and Redevelopment Agency</p> <p>Timeframe: Ongoing Units: 11</p> <p>To date: 17</p>	<p>The City, as Successor Agency, continued to work with the Continuum of Care providing 17 extremely low income persons through the shelter Plus Care program.</p>
<p>Action Plan 3: Assist Non-Profit Organizations in Meeting Homeless Needs</p> <p>In an effort to assist in meeting the needs of homeless</p>	<p>City of Tuolumne Planning Division and Redevelopment</p>	<p>The City, as Successor Agency, continued to work with the Continuum of Care providing assistance to 17 extremely low income persons through the Shelter Plus Care program.</p>

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	<p>persons in the City, the City shall apply for HUD and State funds on behalf of local charity organizations and partner with faith based programs to assist in providing housing opportunities for the homeless.</p> <p>Funding Source: General Fund and CD BG</p> <p>Quantifier: Two applications for such funds during the planning period.</p>	<p>Agency</p> <p>Timeframe: 2009-2014</p> <p>Units: N/A</p>	
	<p>Action Plan 4: Housing Assistance for Lower Income Families with Children.</p> <p>The City will assist in one application for funding that caters to lower income families (extremely low, very low, and low-income including farmworkers) with children and encourages onsite day care facilities.</p> <p>Funding Source: Redevelopment Funds, Tax Credits, other grant sources, as appropriate.</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: 2009-2014</p> <p>Units: 5 Extremely Low, 35 Very Low and 20 Low-Income units</p> <p>To date:</p> <p>West Trail – 49 Valley Oaks – 72 Aspen Ct. – 46 To date: 167</p>	<p>The Successor Agency provided support to Self-Help Enterprises in a Home application for \$700,000 to provide First Time Homebuyer assistance for the remaining 10 units and 3 rehabilitations.</p>

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Housing Element Program Implementation Status

	Action Plan 5: Universal Design The City shall work with homebuilders to encourage universal design in new construction and remodels in a way that does not increase housing costs. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation.	City of Tulare, Planning Division Timeframe: Ongoing Units: N/A	The City building department continues to encourage homebuilders to use universal design in new construction and remodels.
	Action Plan 6: New Legal Requirements for Farmworker Housing The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and if it is not required of any other agricultural activity in the same zone". The City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers. City regulations are in compliance with Health and Safety Code Section 17021.5, which states that no conditional use permit shall be required for employee housing of six or fewer units.	City of Tulare Planning Division Timeframe: Within 1 year after adoption of Housing Element Units: N/A	City Council adopted two zone text amendments: 1) in agricultural zones providing for employee housing for employees that live on the property for no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or households; 2) amended the municipal code to allow employee housing for six or fewer as a permitted use in the rural residential and single family residential zone districts.

Funding Source: General Fund

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Housing Element Program Implementation Status

	Action Plan 7: Siting of Emergency and Transitional Shelters	City of Tulare Planning Division	After much discussion and input, in 2011, the Council adopted the following in regards to emergency shelters and transitional housing. 1. Added section 10.36.040 (l) emergency shelters and transitional housing for twelve (12) or fewer as a permitted use in the RM zone districts.
	The City shall amend the Zoning Ordinance to comply with SE2 and permit emergency shelter: "...without a Conditional Use Permit in the R-M-2 and R1-5 zones. These zones have adequate capacity in terms of potential sites for an emergency shelter use. R-M-2 zone has 45 acres of vacant land and the R-1-5 zone has 77 acres of vacant land. There may also be the opportunity for re-use of existing buildings in these zones for shelters and this option will be considered when projects to establish new shelters are proposed. The City will also amend the zoning ordinance to define transitional and supportive housing and emergency shelters as residential uses subject to the same standards and requirements that apply to other residential uses.	Timeframe: Within 1 year after adoption of Housing Element Units: N/A	2. Added section 10.36.050 (O) providing for emergency shelters and transitional housing for thirteen (13) or more as a conditional use in the RM zone districts. 3. Amended chapter 10.040 Permitted and Conditional Uses in Commercial Zones Table section F- Medical/Care/Health facilities adding emergency shelters and transitional housing as a conditional use in the C-4 (service commercial) zone district; 4. Added section 10.136.030 (G) providing for emergency shelters and transitional housing for twelve (12) or fewer in the R-M zone districts to be processed as administrative approvals; and by adding chapter 10.147 providing standards for emergency shelters and transitional housing.
	Funding Source: General Fund	City of Tulare Planning Division	The City requires that 10% of the units for new construction of apartments be ADA compliant. The city continues to reconstruct sidewalk ramps for ADA compliance. Building Department requires that commercial retrofits are ADA compliant. City buildings are ADA compliant. The city has adopted the new California Building Codes which incorporates ADA compliance in the regulations.
	Action Plan 8: Reasonable Accommodation	Pursuant to the Fair Housing Amendment act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the City will adopt a reasonable accommodation ordinance or policy to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City will promote its reasonable accommodations procedures on its website and with handouts at City Hall	Timeframe: Within 2 years of adoption of the Housing Element Units: N/A
	Funding Source: General Fund		

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Housing Element Program Implementation Status

	Action Plan 9: Allow Single-Room Occupancy Units	City of Tulare Planning Division	Staff has analyzed the city zoning code and determined that Single Room Occupancy units would be allowed in all multiple family zones without a conditional use permit.
	The City currently allows single-room occupancy units (SROs) in the C-3 and C-4 zoning districts with a conditional use permit. The Zoning Ordinance shall be amended to additionally allow SROs in the R-M-3 and R-M-4 zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of SROs. SROs are suited to the needs of extremely low income residents. Parking needs will be analyzed during development of the standards and procedures.	Timeframe: Within 2 years of Housing Element Adoption. Units: N/A	
Policy 4. Energy conservation opportunities.	Action Plan 1: Density Node Energy Conservation Technique	City of Tulare Planning Division	The City continues to encourage high-density residential land uses near essential community facilities. The city received HUD funding in the amount of \$200,000 (Sustainable Communities) to prepare a Transit Oriented Development (TOD) plan. The TOD was accepted by the City Council September 18, 2012 and will be incorporated in the 2030 General Plan Update.
	Program A. High Density residential uses, such as senior housing, should be located near shopping, transit, and medical services in order to minimize auto use and encourage pedestrian travel and transit usage.	Timeframe: Ongoing Units: N/A	Funding Source: Development Applications and General Fund
	Action Plan 2: Infill as a Priority	City of Tulare Planning Division	The City is committed to fast tracking permit request for high density and infill developments.
	The City shall provide expedited (fast track) permit processing for high density and Infill developments.	Timeframe: 2009-	

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	Funding Source: General Fund	2014	
Action Plan 3: Energy Efficient Housing	Development Services Units: N/A	The city adopted the 2010 California Building Codes that incorporates green building within the codes, including voluntary adoption of Tier 1 measures under Cal Green.	
The City will support the California Energy Commission energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.	Timeframe: Ongoing		
Funding Source: General Fund and Redevelopment Funds	Development Services Units: N/A	The City has adopted the state model water efficient ordinance. All city residences are on water meters.	
Action Plan 4:Energy and Water Conservation	Development Services Units: N/A	The City will continue to monitor energy and water usage in the City and investigate other appropriate programs to conserve these and other natural resources. The City will work to reduce residential (and commercial) water use 20 percent by 2010 and reduce the overall energy usage in the City.	Timeframe: Ongoing
Action Plan 5: Green Building Standards	Development Services Units: N/A	The City adopted the 2010 California Building Codes that incorporates green building within the codes, including voluntary adoption of Tier 1 measures under Cal Green.	Timeframe: Ongoing
The City shall support and encourage green building design standards in new construction and redevelopment to promote increased energy conservation. The City shall establish regulations requiring the development of environmentally sustainable buildings. The City shall use "Build It Green" standards (or another comparable program) as a guide.			

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	Funding Source: General Fund	Units: N/A	City maintains:
Policy 5. Promotion of equal housing opportunities.	<p>Action Plan 1: Fair Housing</p> <p>The City shall coordinate efforts and be responsible for referring individuals to the appropriate City department or responsible agency for assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing.</p> <p>Program A. The City will support the enforcement of antidiscrimination laws, including discrimination involving age (Age Discrimination Act of 1975), race, color, national origin, sex (HUD, Sections 109 and Title VI of the Civil Rights Act of 1964), or the handicapped (HUD, Section 504).</p>	<p>Planning Division, Building Department and Redevelopment Agency</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>Dissemination Hotline- The City of Tulare continues to operate the discrimination hotline.</p> <p>Media Outreach- The City uses many avenues to disseminate information on fair housing rights. The Housing Hotline number is in the Tulare telephone book. Discussions have been held with lenders, realtors, mortgage brokers, development community and disadvantaged ethnic groups during informational meetings pertaining to the First Time Homebuyers Program for both existing and new construction.</p> <p>The City of Tulare will continue to partner with the housing Authority to ensure that all fair housing resources are available to the residents of Tulare.</p> <p>A Fair Housing brochure.</p>

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<p>Policy 6. Intergovernmental coordination and public awareness.</p> <p>Program A. The City shall continue to improve outreach programs and facilitate coordination between agencies and committees to increase public awareness of housing issues and available assistance.</p>	<p>Action Plan 1. Housing Program and Fair Housing Outreach Brochures.</p> <p>The City will continue to distribute housing brochures that detail the various housing programs available and address Fair Housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number.</p> <p>Funding Source: General Fund and Redevelopment Funds</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: Ongoing (updated as necessary)</p> <p>Units: N/A</p>	<p>The City produces a brochure in English and Spanish that will provide information regarding the Fair Housing Act and the protection it gives home owners and renters. It also provides examples of discrimination and phone numbers to call. The brochure is available at the public counter.</p>
<p>Policy 7. Housing Rehabilitation and conservation.</p> <p>Program A. The City shall monitor the quality of the housing stock and maintain a current inventory of all substandard housing units. The City will provide housing rehabilitation assistance to very-low income, low-income and target income special needs groups.</p>	<p>Action Plan 1: Rehabilitation with HOME and CalHOME Funds</p> <p>The City will provide loans for housing rehabilitation and grants for emergency repairs for very low- and low-income households living in the City. The City will actively participate in outreach efforts to make known to city residents that the program is available.</p> <p>Funding Source: CD BG, HOME and CalHOME</p>	<p>City of Tulare Planning Division and Redevelopment Agency</p> <p>Timeframe: Ongoing Units: 25 rehabilitation and 25 emergency repair</p>	<p>Year CDBG Rehab Emergency Repair Brush with Kindness</p> <p>1LI 2VLI 5LI</p> <p>5VLI 2VLI 1VLi</p>
	<p>Action Plan 2: RDA Weatherization and Rehabilitation Assistance</p> <p>The City will continue to work with Community, Services, Employment, Training (CSET) will provide weatherization</p>	<p>Redevelopment Agency</p> <p>Timeframe: Ongoing</p>	<p>In 2012, CSET provided 76 low income families with weatherization services.</p>

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	<p>services to lower-income households (extremely low, very low, and low income).</p> <p>Funding Source: CSET</p>	<p>Units: 5 extremely low, 5 very low, and 15 low income units weatherized.</p> <p>To date: 201</p>	
	<p>Action Plan 3: Minor Housing Rehab Assistance</p> <p>The City will provide assistance and support community volunteer groups, clubs, charitable organizations, religious institutions and other non-profit entities that further minor rehabilitation of the existing housing stock. Minor rehabilitation shall be targeted to very low and low-income households as well as disabled and senior populations.</p> <p>Funding Source: Non profit donations and Redevelopment Funds</p>	<p>Building Inspection Division and Planning Division</p> <p>Timeframe: Ongoing</p> <p>Units: N/A</p>	<p>The City of Tulare, as Successor Agency has an Emergency Repair Program that provides minor rehab services to address immediate health and safety concerns. Additionally, the agency partners with Habitat for Humanity to provide loans under the Brush With Kindness program, which provides volunteers to make minor rehab repairs for disabled, senior and low-income populations.</p>